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May 9, 1968

MEMORANDUM

TO: Boston Redevelopment Authority
FROM: Hale Champion, Development Administrator
SUBJECT: BOARD OF APPEAL REFERRALS

Re: Petition No. Z-1131
Walnut Knoll, Inc.
214-216 Neponset Valley Parkway
Hyde Park

Petitioner seeks a forbidden use and ten variances to erect a three-story-eight unit apartment structure in a Single Family (S-.5) district. The proposal would violate the code as follows:

		<u>Req'd.</u>	<u>Proposed</u>
Sect. 8-7	A multi-family dwelling is forbidden in an S-.5 district		
Sect. 10-1	Parking is not allowed in front yard or within 5 feet of side lot line		
Sect. 14-1	Minimum lot area is insufficient	6000 sq.ft.	5764 sq.ft.
Sect. 14-2	Lot area for additional dwelling unit is insufficient	4000 sq.ft./du	0
Sect. 15-1	Floor area ratio is excessive	0.5	1.25
Sect. 16-1	Height of building is excessive	2½ stories	3 stories
		35 ft.	35 ft.
Sect. 18-1	Front yard is insufficient (Parkway)	30 ft.	12 ft.
Sect. 18-4	Front yard is insufficient	30 ft.	10 ft.
Sect. 19-1	Side yard is insufficient	12 ft.	7 ft.
Sect. 20-1	Rear yard is insufficient	50 ft.	35 ft.
Sect. 23-1	Off-street parking is insufficient	8 spaces	5 spaces

The property, located on Neponset Valley Parkway, is a short distance from Wolcott Square. Construction was started in 1964, apparently without a permit, to erect four units and was stopped because of the owner's death. A foundation and partial first floor framing has been completed. The proposal is incompatible with this single family neighborhood. Lack of off-street parking would seriously affect the flow of traffic along the Parkway and adjacent streets. Recommend denial.

VOTED: That in connection with Petition No. Z-1131, brought by Walnut Knoll, Inc., 214-216 Neponset Valley Parkway, Hyde Park, for a forbidden use and variances of parking not allowed in front yard or within five feet of side lot line, insufficient lot area, lot area for additional dwelling unit, front, side, rear yards, off-street

parking, excessive floor area ratio and building height to erect a three-story-eight unit apartment structure in a Single Family (S-.5) district, the Boston Redevelopment Authority is opposed to the granting of the petition. The proposal is incompatible with this single family neighborhood. Lack of off-street parking would seriously affect the flow of traffic along the Parkway and adjacent streets.

Re: Petition No. Z-1132
James F. Shepard
11 Glendower Road, Roslindale

Petitioner seeks two variances to subdivide a lot and erect a one-family dwelling in a Single Family (S-.5) district. The proposal would violate the code as follows:

	<u>Req'd.</u>	<u>Proposed</u>
Sect. 14-1 Minimum lot area is insufficient	6000 sq.ft.	4050 sq.ft.
Sect. 18-1 Front yard is insufficient	25 ft.	10 ft.

The property, a two-story dwelling and garage is located at the intersection of Glendower Road and Poplar Street. The petitioner proposes to subdivide the existing parcel of 8756 square feet into two substandard lots, 4706 and 4050 square feet respectively, and erect a dwelling on the smaller parcel. The proposal is an unreasonable use of land and inconsistent with the intent and purpose of the code. Recommend denial.

VOTED: That in connection with Petition No. Z-1132, brought by James F. Shepard, 11 Glendower Road, Roslindale, for variances of insufficient lot area and front yard to subdivide a lot and erect a one-family dwelling in a Single Family (S-.5) district, the Boston Redevelopment Authority is opposed to the granting of the petition. The petitioner proposes to subdivide an existing single family parcel into two substandard parcels. The proposal is an unreasonable use of land and inconsistent with the intent and purpose of the zoning code.

Re: Petition No. Z-1133
Grossman Industrial Properties, Inc.
240-250 McClellan Highway, East Boston

Petitioner seeks a Conditional Use permit to use premises for the storage of petroleum products in an Industrial (I-2) district. The proposal would violate the code as follows:

Sect. 8-7 Storage of more than 15,000 gallons of flammable liquid is a Conditional Use in an I-2 district.

The property is located at the intersection of McClellan Highway and Boardman Street. Five underground tanks now exist at the site which was formerly used by the U. S. Navy Department for the storage of light and heavy oils. The petitioner would lease the property to the N. E. Oil Salvage Company for the storage of approximately 300 million gallons of fuel and crank case oil wastes in the underground tanks. The collection and disposal of this fuel would be by truck, railroad or barge. The continued use of these underground storage tanks would be a productive and economic use of land and not visually offensive. The petitioner must receive approval from the Public Safety Commission subsequent to the Board of Appeal hearing. Recommend approval.

VOTED: That in connection with Petition No. Z-1133, brought by Grossman Industrial Properties, Inc., 240-250 McClellan Highway, East Boston, for a Conditional Use Permit to store petroleum products in excess of 15,000 gallons in an Industrial (I-2) district, the Boston Redevelopment Authority has no objection to the granting of the petition. The continued use of these underground tanks, formerly used by the U.S. Navy, would be a productive and economic use of land and would not be visually offensive.

Re: Petition No. Z-1134
Chandler School for Women
420 Beacon Street, Boston

Petitioner seeks a Conditional Use permit to change occupancy from seven apartments, lodging room and church to seven apartments, lodging room and library in an apartment (H-5) district.

Sect. 8-7 A trade or professional or other school is a Conditional Use in an H-5 district.

The property, a four-story structure, is located at the corner of Beacon and Hereford Streets. The petitioner proposes to convert the existing second floor chapel to a reading room and library. The proposal is reasonable and conforms to the objectives of the Back Bay Plan. Recommend approval.

47
VOTED: That in connection with Petition No. Z-1134, brought by Chandler School for Women, 420 Beacon Street, Boston, for a Conditional Use permit to change occupancy from seven apartments, lodging room and church to seven apartments, lodging room and library in an Apartment (H-5) district, the Boston Redevelopment Authority has no objection to the granting of the petition. The proposal is reasonable and conforms to the objectives of the Back Bay Plan.

Re: Petition No. Z-1135
William Connoughton
64 Pinckney Street, Boston

Petitioner seeks a variance to change occupancy from a lodging house to six families in an Apartment (H-2-65) district. The proposal would violate the code as follows:

	<u>Req'd.</u>	<u>Proposed</u>
Sect. 17-1 Usable open space is insufficient	150 sq.ft.	88 sq.ft.

The property, a three-story and basement brick structure, is located near the intersection of Pinckney and Anderson Streets. The petitioner proposes to convert the lodging house (licensed for 19 lodgers) to six apartments. The proposal would reduce the occupancy and would be compatible with the general character of the neighborhood. Recommend approval.

VOTED: That in connection with Petition No. Z-1135, brought by William Connoughton, 64 Pinckney Street, Boston, for a variance of insufficient open space to change the occupancy from a lodging house (19 lodgers) to six families in an Apartment (H-2-65) district, the Boston Redevelopment Authority has no objection to the granting of the petition. The proposal would reduce the occupancy and would be compatible with the general character of the neighborhood.

Re: Petition No. Z-1136
Joseph and Anna Cafferelli
9 Fowle Street, Roslindale

Petitioner seeks a forbidden use and four variances to legalize occupancy as a three-family dwelling in a Residential (R-.5) district. The proposal would violate the code as follows:

		<u>Req'd.</u>	<u>Proposed</u>
Sect. 14-1	Minimum lot area is insufficient	2 acres	4000 sq.ft.
Sect. 14-3	Lot width is insufficient	200 ft.	40 ft.
Sect. 14-4	Street frontage is insufficient	200 ft.	40 ft.
Sect. 17-1	Usable open space is insufficient	1000 sq.ft.	776 Sq.ft.

The property, a 2½ story frame structure, is located on Fowle Street a short distance from Cummins Highway. The petitioner states that the building was occupied and purchased by him as a three-family dwelling in 1947. To compel a reduction of occupancy would impose an economic hardship on the petitioner. Other three-family dwellings exist in the immediate neighborhood. Recommend approval.

VOTED: That in connection with Petition No. Z-1136, brought by Joseph and Anna Cafferelli, 9 Fowle Street, Roslindale, for variances of insufficient lot area, lot width, street frontage and open space to legalize occupancy as a three family dwelling, the Boston Redevelopment Authority has no objection to the granting of the petition. The proposal will not adversely affect the immediate neighborhood which contains several similar occupancies.

Re: Petition No. Z-1137
John Hourihan Co.
27 Dixwell Street, Jamaica Plain

Petitioner seeks a forbidden use and a variance to erect a one-story steel structure for a metal shop and storage in an Apartment (H-1) district. The proposal would violate the code as follows:

		<u>Req'd.</u>	<u>Proposed</u>
Sect. 8-7	A metal shop with office and storage is forbidden in an H-1 district		
Sect. 18-1	Front yard is insufficient	25 ft.	4.5 ft.

The property, situated between Columbus Avenue and School Street, is opposite the Theodore Roosevelt School. The petitioner would erect a one-story steel building to be utilized for a roofing and metal shop. An old concrete foundation presently exists on the lot which is enclosed by an eight foot fence. The Model Cities staff is opposed as the area is designated for recreational-institutional re-use. The petitioner's proposal is not in harmony with the General Plan and Jamaica Plain GNRP. Recommend denial.

VOTED: That in connection with Petition No. Z-1137, brought by John Hourihan Co., 27 Dixwell Street, Jamaica Plain, for a forbidden use and variance of insufficient rear yard to erect a one-story steel structure for a metal shop and storage in an Apartment (H-1) district, the Boston Redevelopment Authority is opposed to the granting of the petition. The site is located in the Model Cities area and is designated for recreational-institutional re-use. The petitioner's proposal is not in harmony with the General Plan and the Jamaica Plain

General Neighborhood Renewal Plan.

Re: Petition No. Z-1138
Fitz-Hugh Real Estate Trust
37 Colborne Road, Brighton

Petitioner seeks a forbidden use and eleven variances to change occupancy from a repair garage to a parking garage and 32 apartments in a Residential (R-.5) district. The proposal would violate the code as follows:

		<u>Req'd.</u>	<u>Proposed</u>
Sect. 8-7	A multi-family dwelling is forbidden in an R-.5 district		
Sect. 10-1	Parking not allowed in front yard		
Sect. 13-3	Non-conformity as to dimensional requirements is increased by the addition.		
Sect. 14-1	Minimum lot area is insufficient	2 acres	17,742 sq.ft.
Sect. 14-2	Lot area for additional dwelling unit is insufficient	3000 sq.ft./du	0
Sect. 14-4	Street frontage is insufficient	200 ft.	106 ft.
Sect. 14-3	Lot width is insufficient	200 ft.	106 ft.
Sect. 15-1	F.A.R. is excessive	0.5	2.54
Sect. 16-1	Height of building is excessive	2 stories	5 stories
		35 ft.	48 ft.
Sect. 17-1	Usable open space is insufficient	1000 sq.ft./du	925 sq.ft./du
Sect. 18-1	Front yard is insufficient (Colborne Road)	25 ft.	10 ft.
Sect. 18-4	Front yard is insufficient (Euston Road)	25 ft.	0

The property, an abandoned garage, is located at the intersection of Colborne and Euston Roads. In February, the petitioner proposed to remove the non-conforming repair garage and erect a three-story-24 unit apartment structure. The Authority proposed a reduction to 14 units and no action was taken by the Board of Appeal. The petitioner now proposes to erect four stories above the one-story garage for occupancy of 32 units. This proposal compounds the overuse of the land still further. The proposal is incompatible with and would adversely affect the residential character of the neighborhood. Recommend denial.

VOTED: That in connection with Petition No. Z-1138, brought by Fitz-Hugh Real Estate Trust, 37 Colborne Road, Brighton, for a forbidden use and variances of parking not allowed in front yard, non-conforming dimensional requirements increased by addition, insufficient lot area, lot area for additional dwelling unit, lot width, street frontage, usable open space, front yard, excessive floor area ratio and

height of building to change occupancy from repair garage to a parking garage and 32 apartments in a Residential (R-.5) district, the Boston Redevelopment Authority is opposed to the granting of the petition. The multiple violations indicate substantial overcrowding of the land. The proposal is not in harmony with the general purposes of the zoning code.

